



**Page 2:**

- CSMIS & the Homeless
- SELF Now CDR
- Stars for Good Landlords

**Page 3:**

- One Stop Career Center News
- Federal Place Grand Opening
- CD Week Award Winners

**Page 4:**

- Lincoln Mall Salutes Abe Lincoln
- Quote From Happy HILP Client

## HILP Puts Improvements Within Reach

As one of Urban Development Department's Housing Rehabilitation Specialists, Olga Kanne finds deep satisfaction in improving the quality of her clients' lives. This was specially true in the case of Judy and Tia.

Tia is a very special 11 year old girl with physical challenges and a caring heart that knows no limitations. Judy, Tia's mother, provides child care in her home and Tia loves helping with the children. She neatly arranges all the babies' diapers and makes sure the toys are ready for play.

When Judy and Tia's home needed some repairs, the Home Improvement Loan Program (HILP) put the improvements within Judy's reach. With the loan, a new roof and gutter system was installed and the kitchen and pantry were remod-

eled. HILP's 0% interest rate helped keep the monthly loan payments low enough to fit Judy's budget.

In remodeling the kitchen, Tia gained more ways that she can help. She is thrilled that she can put the dirty dishes in the new dishwasher. She has even devised a way of reminding herself and her mom whether the dishes in the washer are clean or ready to be washed.

As part of her home schooling, Tia is learning how to keep track of the inventory of food supplies for her mother's day-care business. The rebuilt pantry allows Judy to keep all the supplies in one location, which makes it easier for Tia to count and visualize what supplies are needed. As Judy says, "HILP assistance changed our

lives. I see the difference in Tia's face. She is very happy."

Through another Urban Development program, Direct/Deferred Loans, Judy and Tia are now getting a new bathroom installed on the second floor. Previously, the only bathroom available had been on the first floor and difficult for Tia to reach without assistance.

For homeowners whose household income is within the limits, HILP can make needed repairs possible. It's good for the homeowners and it's good for the neighborhood. If you would be interested in learning more about HILP, call 441-7864.

*Right, above: In the new pantry, Tia can see the supplies and use her "grabber" to reach them.*

*Right: Both mom and daughter are happy with the improvements.*



## "Rebuilding Together" Helps Elderly

In 1999, several employees in the Urban Development Department saw a need for additional rehabilitation assistance for low-income elderly homeowners. So when they heard of a national organization doing just that, they started a local program. Now, five years later, **Rebuilding Together** (formerly Christmas in April) has assisted over 50 Lincoln homeowners with much-needed repairs.

**Rebuilding Together** is the leading volunteer organization in the United States that partners with the local community to rehabilitate the houses of low-income elderly homeowners. Owner-occupied residences that have a disabled member in the household can also be assisted. The goal is that these homeowners may continue to

live in warmth, safety and independence. There is no charge to the homeowners for **Rebuilding Together** services.

The need for **Rebuilding Together** exists in Lincoln, just as it does in other cities. Many low-income elderly were productive members of the community for years, but they are now forced to survive on Social Security. Living today on a fixed income does not allow for much, if anything, to be spent on home maintenance or repairs.

In Lincoln, individuals and businesses have shown great enthusiasm for the program, with both financial and volunteer support.

Assistance can be as varied as building an accessible ramp or putting in new kitchen plumbing, to bringing a



home into compliance with city housing codes.

To receive assistance homeowners must live within the Lincoln city limits, own their home, and meet need and income guidelines established by the program. Applications for services can be obtained by calling and leaving a message with **Rebuilding Together** at 434-6313.

UDD employees currently involved in the organization are Mary Yost and Erin McGovern.

## C.S.M.I.S.

For several years, Lincoln's homeless service providers have worked to implement a shared data and community wide tracking system. At last, it's here: the **Community Services Management Information System (CSMIS)**. CSMIS benefits service agencies, funders, and clients in many ways.

CSMIS can be used by multiple agencies and it's centered around common intake information. Agencies can "share" case management data, which is especially pertinent for homeless service providers, since many homeless clients access services at multiple agencies.

What are the advantages of CSMIS? Essentially, it helps agencies work together to provide the best possible assistance to people in

need. First, CSMIS provides an **accurate, unduplicated count** of services provided, which is crucial for identifying needs and gaps in service. When agencies know what the needs and gaps are, they can plan ways of addressing them. Second, sharing some case management information between agencies makes the intake process **more efficient**. CSMIS can help to quickly identify client eligibility for several federal, state, and local services.

Several factors helped move CSMIS from a plan to a reality in Lincoln. The involvement of the **Center on Children, Families, and the Law (CCFL)** at the University of Nebraska has been pivotal. Through its data col-

lection efforts for the **Community Services Implementation Project (CSIP)** and its role in the community, CCFL was uniquely qualified to lead the effort to implement Lincoln's CSMIS.

Five agencies have begun using the CSMIS system: **CenterPointe, Lincoln Action Program, Cedars, Fresh Start, and Matt Talbot Kitchen & Outreach**. In addition, several homeless and health care related agencies are using the system in Western Nebraska. The first CSMIS-generated reports will be available this Summer. In the Fall, an additional 5-10 agencies will be added to the system.

The development of CSMIS places Lincoln on the leading edge of service development.

## SELF NOW CDR

The Self Employment Loan Fund of Lincoln has changed its name to **Community Development Resources** to reflect its expansion into community-wide improvement projects. New market opportunities will result from CDR's certification by the U.S. Department of the Treasury as a CDFI – a community development financial institution. Through **CDR**, the community can

compete for funds the Treasury has earmarked for CDFIs that are making a community development impact.

Last summer **CDR** conducted a series of meetings with community and private sector leaders. A national CDFI consultant facilitated discussions of what a CDFI means to a community and showed how **CDR** can leverage increased economic development dollars. **CDR's** Financial Investment Council, composed of private and public sector community representatives, will make recommendations to **CDR's** board of directors about community development projects.

**CDR** already provided business loans up to \$50,000, business advice and business training for small business owners and self-employed persons in Lincoln and Lancaster County.

New markets for community impact dollars will include nonprofit housing developers, human service agencies and others. Loans can be used for land acquisition, housing construction, equipment, real estate, inventory, working capital, bridge financing, accounts receivable and grants receivable.

For more information, call CDR at 436-2386.

### THE URBAN PAGE

Volume 8, Issue 1 Spring, 2004  
808 P Street, Suite 400, Lincoln, NE 68508  
(402) 441-7606, TDD (402) 441-7615

<http://www.ci.lincoln.ne.us/city/urban/index.htm>

**Newsletter Staff:** Editor - Opal Doerr, Steering Committee - Dan Cain, Troy Gagner, Wynn Hjermstad, Dallas McGee, Jan Norlander-Jensen, Steve Werthmann, Marc Wulschleger

**City of Lincoln:** Coleen J. Seng, Mayor

**Urban Development Department:** Marc Wulschleger, Director, Dallas McGee, Assistant Director, Ron Cane, Jeff Cole, Kristi Nydahl, Pat Posey Ribeiro

**Workforce Investment Program Division:** Dan Cain, Manager, Barb Anderson, LeAnn Fry, Sherry Hageman, Bethany Olson

**Workforce Investment Administrative Division:** Jan Norlander-Jensen, Administrator

**Community Development Division:** Wynn Hjermstad, Manager, Maggie Aldrich, Ernesto Castillo, Jr., Opal Doerr, Troy Gagner, Diana Michael, Kathy Northrop, Hallie Salem, Bradd Schmeichel

**Housing Rehabilitation & Real Estate Division:** Steve Werthmann, Manager, Jennie Austin, Michelle Backemeyer, Dave Ensign, Olga Kanne, Sean McClatchey, Erin McGovern, Sandy Ruether, Clint Thomas, Mary Yost

**Reprint Policy:** Articles may be reprinted as long as *The Urban Page* is cited as the source and the article is reprinted in its entirety with no changes. Please contact the editor for information about reprinting artwork or photos. If you aren't currently on the mailing list and would like to be, please contact the editor.

Printed on paper with  
at least 10%  
recycled content.



AA/EEO

## GOOD LANDLORDS RECOGNIZED

**Star Rental**, a recognition program from the Neighborhoods, Inc. Heart of Lincoln project, rewards landlords who maintain and manage their properties in ways that make them "neighborhood assets." Property addresses recognized for the honor are posted on the Neighborhoods, Inc. website and publicized in the local press. Signage to aid in marketing the property is being developed.

Recent **Star Rental** award winners include:

- 3261 R St, located in the Hartley neighborhood and owned by Michael Jensen,
- 636 N. 24, located in the Hawley Historic District of the Malone neighborhood and owned by Arsenio Lewis, and
- 700 N. 24 St. and at 2137 R St., located in the Malone neighborhood and owned by Barbara Morley and Ed Patterson.

All of the property owners were nominated by their neighborhood organizations.

The goal of the **Star Rental** program is to encourage all landlords in the Heart of Lincoln to improve and maintain their properties. Educational aids on the Neighborhoods, Inc. website at [www.neighborhoodsinc.org](http://www.neighborhoodsinc.org) offer tips and tools for landlords. Samples of application forms and leases are available as well as sample "house rules." Other Internet resources for landlords are linked to the site as well.

Anyone can nominate a property for **Star Rental** status. Nominated properties are screened through the Lincoln Police Department and must be approved by the local neighborhood association. For more information and nomination forms, visit [www.neighborhoodsinc.org](http://www.neighborhoodsinc.org) or call 477-7181.



## WELL-TIMED WORDS

### CD Week '04 Winners

April 12 - 18 was National Community Development Week. The Mayor's Community Development Task Force once again used the occasion to recognize excellence in local community development projects. This year's winners recognized by Governor Johanns at an award ceremony on April 12. All three Lincoln projects involved such strong partnerships that two plaques were presented for each project:

#### Lincoln Free to Grow:

Lincoln Action Program  
Clinton Neighborhood Association

#### 3rd and A Street Overpass:

South Salt Creek Neighborhood  
Railroad Transportation & Safety District

#### Eagles View Park:

Arnold Heights Neighborhood Association  
Lincoln Housing Authority

Of course, CD Week isn't just about awards. It's a time to cheer everyone who makes Lincoln strong: responsible, involved residents, neighborhood volunteers, community centers, dedicated business owners, civic-minded corporations, and, yes, responsive local government! Hurrah! Lincoln!

### City Operates One Stop

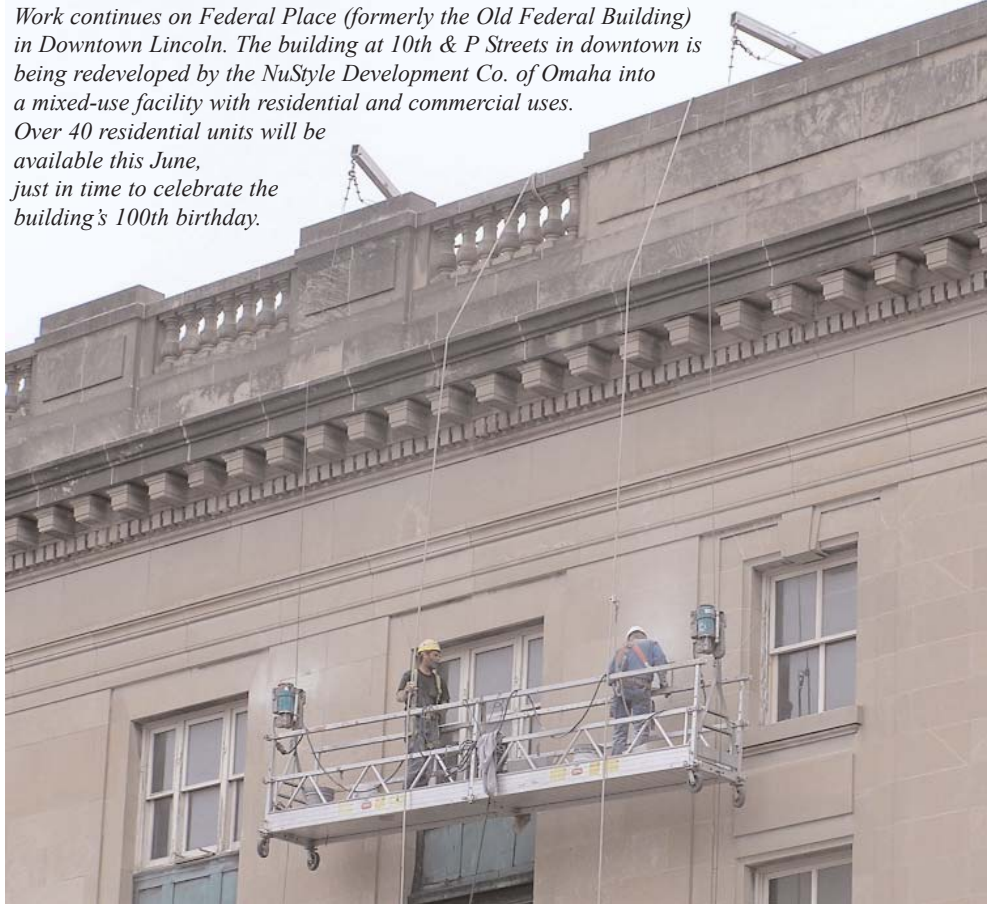
At their February 2004 meeting, the Greater Lincoln Workforce Investment Board selected the City of Lincoln as the "One Stop Operator" through February 6, 2005. The City of Lincoln has operated the **One Stop Career Center** and coordinated services there since the enactment of the Workforce Investment Act in July of 2000. The new agreement will be in place through February 6, 2005, and can be extended for up to three more one-year terms.

### New at Old Mill Village

Old Mill Village is being expanded to include an additional 22 affordable and 29 "market" lots. This subdivision, located at S.W. 12th and W. South Streets, will eventually encompass approximately 130 lots, blended between "affordable" and "market." The developer is the non-profit Nebraska Housing Resource (NHR).

The affordable lots will be for buyers earning less than 80% of Area Median Income. Down payment assistance will be available from the City of Lincoln and NHR, as administered by Neighborhoods, Inc. Many of these buyers will also quali-

*Work continues on Federal Place (formerly the Old Federal Building) in Downtown Lincoln. The building at 10th & P Streets in downtown is being redeveloped by the NuStyle Development Co. of Omaha into a mixed-use facility with residential and commercial uses. Over 40 residential units will be available this June, just in time to celebrate the building's 100th birthday.*



fy for the below-market "Super Target Mortgage Program" (STMP) from the Nebraska Investment Finance Authority (NIFA). STMP is available through participating local NIFA lenders who originate the loans. In addition, Fannie Mae will purchase eligible loans.

Lot prices were kept low by grants from the NE Affordable Housing Trust Fund administered by the NE Department of Economic Development and the Urban Development Department. Actual home construction will be by one of the seven participating private builders who built the homes in Phase I.

### DT Begins Master Plan

The City of Lincoln and the Downtown Lincoln Association are partnering to develop a downtown Lincoln master plan that will guide downtown's growth in the coming years. The plan will establish a vision for the future and the focus for implementation strategies and projects that make that vision a reality.

A steering committee composed of downtown property owners, business owners, residents, and others will guide the effort.

The committee will be assisted by the consulting firm of **Crandall Arambula**, of Portland Oregon. Crandall Arambula specializes in downtown redevelopment and was selected from 12 firms that submitted proposals to assist with the master plan.

### '04 Action Plan Available

Tell us what you think about the **2004 Action Plan**. The proposed plan shows how the federal funds administered by Urban Development will be used from September, 2004 to August, 2005. The plan will be available for public comment throughout May. Call 441-7852 for a copy or find it at: [www.lincoln.ne.gov/city/urban/comdev/index.htm](http://www.lincoln.ne.gov/city/urban/comdev/index.htm).

### One Stop Computer Lab

The One Stop Career Center is adding a computer lab as a new service. The primary purposes of the lab are to provide computer literacy classes and access to tutorials on a variety of employment and educational topics. The project combines resources from Lincoln Action Program, Operation ABLE, AARP, Goodwill Job Connection and Urban Development. The target date to open the lab is July 1, 2004.

## QUARTERLY QUOTE

*"HILP assistance changed our lives. I see the difference in Tia's face. She is very happy."*

*Judy, homeowner in the Everett Neighborhood, child care provider and, most importantly, Tia's mother*

## LINCOLN MALL LEADS SUMMER STREETScape

Prepare yourself for an array of colors this summer when you venture down to Lincoln Mall, the "J" Street corridor connecting the State Capitol with the City-County building. Medians planted with shrub roses, jade crab apple trees, day lilies and daffodils will be complemented by above ground planters throughout the mall and an extensive new corner planting area on 11th Street.

In addition to being one of downtown's premier gardens, the Mall will act as an outdoor classroom providing pedestrians with opportunities to learn about both the life of our city's namesake and the development of the City.

Distinctive bus shelters and planters will feature inscriptions with quotations from President Lincoln and facts about the history of the Mall. After just one stroll down the restored Lincoln Mall, it may well become a required destination on your downtown itinerary.

Other downtown streetscape projects, coordinated with new private development, are slated for completion this summer/fall:

- 12th Street Arts Corridor, from N to Q Street
- The Douglas Grand, from O - P Street, 11th - 12th Street
- Federal Place, 9th - 10th Street, O - P Street
- 9th Street Entryway Corridor



*A architect's rendering of the new bus shelter and planter on the SW corner of 11th and Lincoln Mall (J St.). Photo of rendering courtesy of The Clark Enersen Partners.*

These projects will include new lighting, street furniture, street trees, and in-ground irrigation of the planting areas.

Tax Increment Financing (TIF) will pay for the improvements. TIF is generated by private investment in areas that the City has identified as redevelopment areas.

All of these projects and the private investment they support promise to add color and vitality to booming downtown Lincoln.